143.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,015,300 / 1,015,300
					USE VALUE:	1,015,300 / 1,015,300
					ASSESSED:	1,015,300 / 1,015,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LERWILL GARETH T	
Owner 2:	FAN MELINDA	
Owner 3:		
Street 1:	45 COOLIDGE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	WEINBERG JANE S -
Owner 2:	-
Street 1:	45 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,967 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1949, having primarily Clapboard Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7967.000	488,100		527,200	1,015,300
Total Card	0.183	488,100		527,200	1,015,300
Total Parcel	0.183	488,100		527,200	1,015,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.64 | /Parcel: 500.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92599

GIS Ref

GIS Ref

Insp Date 04/24/18

Parcel ID 143.0-0003-0007.0

!11089!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	488,100	0	7,967.	527,200	1,015,300	1,015,300	Year End Roll	12/18/2019
2019	101	FV	390,500	0	7,967.	494,300	884,800	884,800	Year End Roll	1/3/2019
2018	101	FV	38,200	0	7,967.	408,600	446,800	446,800	Year End Roll	12/20/2017
2017	101	FV	219,900	0	7,967.	375,600	595,500	595,500	Year End Roll	1/3/2017
2016	101	FV	219,900	0	7,967.	342,700	562,600	562,600	Year End	1/4/2016
2015	101	FV	207,600	0	7,967.	336,100	543,700	543,700	Year End Roll	12/11/2014
2014	101	FV	207,600	0	7,967.	312,400	520,000	520,000	Year End Roll	12/16/2013
2013	101	FV	207,600	0	7,967.	297,200	504,800	504,800		12/13/2012

PRINT

Date	Time
12/11/20	01:17:51

LAST REV

Date	Time
10/24/18	13:32:40
apro	
11089	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINBERG JANE S	34176-524		11/23/2001		341,000	No	No		
	17373-237		9/1/1986		193,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2017	325	New Buil	556,000					
10/10/2008	1284	Re-Roof	4,150					

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Permit Visit	DGM	D Mann
4/24/2018	Meas/Inspect	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
6/15/2017	Permit Visit	DGM	D Mann
11/19/2008	Meas/Inspect	163	PATRIOT
2/23/2002	MLS	MM	Mary M
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7967		Sq. Ft.	Site		0	80.	0.83	9									527,211						527,200	

Total AC/HA: 0.18290 | Total SF/SM: 7967 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 527,211 | Spl Credit | Total: 527,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16775143
Const Adj.:	1.00969899
Adj $ / SQ:	147.385
Other Features:	90712
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494058
Depreciation:	5929
Depreciated Total:	488129

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

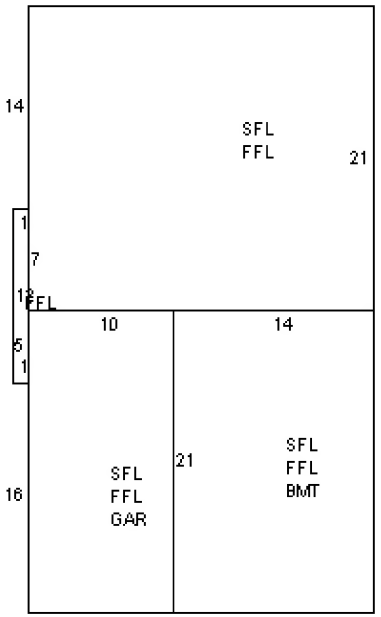
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.34
Special Features:	0	Val/Su Net:	192.77
Final Total:	488100	Val/Su SzAd	240.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	147.380	150,332
SFL	Second Floor	1,008	147.380	148,564
BMT	Basement	294	44.220	12,999
GAR	Garage	210	27.170	5,705

Net Sketched Area:	2,532			Total:	317,600
Size Ad	2028	Gross Are	2532	FinArea	2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc